

043.A

0004

0080.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

780,000 / 780,000

USE VALUE:

780,000 / 780,000

ASSESSED:

780,000 / 780,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
80		WEBSTER ST, ARLINGTON

**OWNERSHIP**

Unit #: 80

Owner 1: RODRIGUES EMA &amp;

Owner 2: RUSSELL ADAM

Owner 3:

Street 1: 80 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1: DERBY STEPHEN W/ETAL -

Owner 2: GEIERMANN JOSEPH -

Street 1: 80 WEBSTER ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8117																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	776,400	3,600		780,000		311351
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

PREVIOUS ASSESSMENT								Parcel ID	043.A-0004-0080.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	776,400	3600	.		780,000		Year end	12/23/2021
2021	102	FV	753,900	3600	.		757,500		Year End Roll	12/10/2020
2020	102	FV	742,600	3600	.		746,200	746,200	Year End Roll	12/18/2019
2019	102	FV	665,900	3600	.		669,500	669,500	Year End Roll	1/3/2019
2018	102	FV	590,100	3600	.		593,700	593,700	Year End Roll	12/20/2017
2017	102	FV	538,900	3600	.		542,500	542,500	Year End Roll	1/3/2017
2016	102	FV	476,700	3600	.		480,300	480,300	Year End	1/4/2016
2015	102	FV	441,200	3600	.		444,800	444,800	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DERBY STEPHEN W	53998-449		12/15/2009		432,000	No	No		

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/14/2018	Measured	DGM	D Mann
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/21/2010	NEW CONDO	BR	B Rossignol

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																					
Sty Ht: 2 - 2 Story				A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																					
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating:																					
Prime Wall: 4 - Vinyl				A HBth:	Rating:																					
Sec Wall:		%		OthrFix:	Rating:																					
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1																
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Fpl: 1	Rating: Good			Other																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																		
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																		
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1																		
Alt LUC:	Alt %:			Total Units:				Lower																		
Jurisdict: G11	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 3	Baths: 1	HB														
Const Mod:				% Own: 56.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL														
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	8	3															
Avg Ht/FL: STD				Functional:		%		Additions:																		
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen: 1998																		
Sec Int Wall:		%		Special:		%		Baths:																		
Partition: T - Typical				Override:		%		Plumbing:																		
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:																		
Sec Floors:		%		<b>CALC SUMMARY</b>				Heating:																		
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:																		
Subfloor:				Size Adj.: 1.25975609				Totals	1	8	3															
Bsmnt Gar:				Const Adj.: 0.98000199				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>														
Electric: 3 - Typical				Adj \$ / SQ: 376.542				Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>													
Insulation: 2 - Typical				Other Features: 85250									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Int vs Ext: S				Grade Factor: 1.00									GLA	Gross Liv Ar	1,722	376.540	648,405									
Heat Fuel: 2 - Gas				NBHD Inf: 1.29999995																						
Heat Type: 5 - Steam				NBHD Mod:																						
# Heat Sys: 1				LUC Factor: 1.00																						
% Heated: 100	% AC:			Adj Total: 953752																						
Solar HW: NO	Central Vac: NO			Depreciation: 177398																						
% Com Wal	% Sprinkled			Depreciated Total: 776354																						
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																		
Make:																										
<b>SPEC FEATURES/YARD ITEMS</b>																										
																<b>PARCEL ID</b> 043.A-0004-0080.0				<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					<b>AssessPro Patriot Properties, Inc</b>				
3	Garage	D	Y	1	20X9	A	GD	1923		28.89	T	30	102			3,600		3,600								
More: N	Total Yard Items:	3,600		Total Special Features:			Total:	3,600																		